Expiry Date - 10/08/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0853/23 **Recommendation – APPROVE**

Site: **323 Goring Road Worthing West Sussex BN12 4NX**

Proposal: **Replacement of timber and steel framed windows with aluminium framed windows to North elevation at first and second floors**

Date of site visit: 19/07/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the south side of Goring Road within a Medium Scale Local Centre. The property comprises of a mid-terrace, three storey building used as offices at first and second floor, above a convenience store at ground floor. The building has brick elevations with soldier course above the windows. The upper floor windows of the terrace including the application site, have distinctive white outer frames and green inner frames. Within the terrace, some windows have been replaced including the properties either side. These window replacements have been carried out to match the green and white frame detail.

The building is not listed and not within a conservation area.

Proposal

The application proposes to replace the single glazed timber and steel frame windows to the first and second floor, front elevation with double glazed aluminium frame windows.

The replacement windows would replicate the design, glazing pattern and colour of the existing windows but would have wider inner frames and narrower outer frames. The dimensions and detailing are the same as approved at the adjoining property under application AWDM/1632/17.

Relevant Planning History:

317 Goring Road - AWDM/1632/17 - Replacement of white timber and green steel inner frame windows to first and second floors north elevation with white and green aluminium double glazed windows – Approved

Consultations:

None required

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

There is no objection in principle to the upgrading or alteration of commercial property within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The current windows are in a state of disrepair and are in need of replacement. The distinctive feature of this building is the white and green window frames which form part of the established character of the terrace as a whole. It is this detail that it is important to preserve, to ensure that the character of the terrace is not lost or diluted.

The green inner frames and white outer frames would be replicated on the replacement windows thereby preserving the distinctive character of the terrace. The section details and frame thickness would differ from the existing windows however, they would match the appearance of those in the terrace that have already been replaced, including those to either side of the application property. The glazing pattern, design, openings and overall appearance of the windows would reflect the character of the rest of the terrace and the differences in frame thickness and section detail would not be considered to have an adverse impact on the visual amenities of the locality or the character of the street scene.

Residential Amenity

The proposal only involves the replacement of windows within existing openings and does not include any new or enlarged openings. Other than for some minor noise and disturbance during the fitting of the windows there would be no adverse impact on the residential amenities of nearby occupiers.

The installation of double glazing would significantly improve the energy efficiency of the property, increasing thermal insulation and improving sustainability.

Recommendation

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APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Amanda Haslett Date: 04/08/23

Authorised by: Jo Morin Date: 07.07.2023